



# Lake Park Villager

*The official village newsletter of Lake Park, North Carolina*

**Volume 6, Issue 2**

**February 2009**

## **CLERK'S CORNER**

Upcoming Lake Park town meetings:

**March 10** – 7:00 PM Village Council Meeting

**March 23** – 7:00 PM Parks and Recreation Commission Meeting

**March 26** – 6:30 PM Economic Development Commission at 3316 Faith Church Rd

## **CALENDAR OF EVENTS**

### **LAKE PARK HOMEOWNERS ASSOCIATION MEETING**

MARCH 3, 7:00 PM, COMMUNITY CENTER

### **LAKE PARK PLUS (INVESTMENT STUDY – MEMBER NAIC)**

MARCH 4, 7:00 PM, 6800 CONIFER

### **LAKE PARK SINGLES (AGES 45+)**

MARCH 5, 7:00 PM, COMMUNITY CENTER

### **LAKE PARK SAGES – BAKED POTATO DINNER**

MARCH 13, 6:00 PM, FAITH UMC ACTIVITIES BLDG.

### **LAKE PARK GARDEN CLUB**

MARCH 16, 7:00 PM, COMMUNITY CENTER

### **LAKE PARK KITES AND CRAFTS FESTIVAL (SPONSORED BY HOA)**

MARCH 21, 10:00 AM – 2:00 PM, FOUNDERS' PARK

### **2009 PROFESSIONAL LEADERS NETWORK WORKSHOP**

MARCH 24, 6:00 PM, 6810 CREFT CIRCLE (MISS DEE DEE'S)

### **LAKE PARK SPRING YARD SALE**

APRIL 18, 7:00 AM – 1:00 PM

### **LAKE PARK TOWNHOME ASSOCIATION QUARTERLY BOARD MTG**

APRIL 20, 6:30 PM, COMMUNITY CENTER

### **GIRLS ON THE RUN 5K AND KIDS CARE HEALTH FAIR**

APRIL 25, 8:00 AM – 12:00 PM

## **Capt. Easley Visits Council Mtg**

Capt. Easley from the Union County Sheriff's office will attend the March 10 Village Council meeting. He will be there to answer any questions residents might have. The public is welcome to ask questions or make a comment during the public comment section at the start of the meeting.

## **Village Council and HOA**

### *Part II: Private & Public Distinctions – The 5 R's*

In the January 2009 "Villager", we initiated a response to a common question about the purpose of a community association and how it relates to and differs from the municipal government of Lake Park. Here, and in the coming months, we are offering additional information on the roles of homeowner associations and the village council. Future articles will cover the distinctions in five areas, or what we will call the five R's: Representation, Responsibility, Reason, Revenue and Relatives.

If interest and space allow, we may add features on local history and future perspective. This month we focus on a primary distinction: the Private nature of a homeowner association and the Public nature of a governing council. You may find it helpful to save these articles with your property records for future reference.

### *1: Village Council is a Public Entity*

In North Carolina, government structure exists on state and county levels. The structure extends to municipalities; all 590 NC cities, villages, and towns, regardless of size or population, are incorporated municipalities. Public officials are persons elected by registered voters. Our local government body (council, mayor, clerk) administers to local needs and ordinances in accord with county, state and federal laws. Citizens assume responsibility to comply with these ordinances by living here. Council meetings are publicly announced and open to the public and news media.

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*The Village of Lake Park incorporated in 1994, and Howard Circle was named for its first mayor.*

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Land and enterprises owned by a municipality are maintained and operated for the public. Lake Park residents are allowed access to public beaches in Wilmington or the public Mall in Washington DC. Similarly, public ponds and playgrounds in Lake Park are also open to outside visitors.

## Lake Park Village Government

Website: [www.lakeparknc.gov](http://www.lakeparknc.gov)

### Kendall Spence - Mayor

(704) 882-6649

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### Sandra Coughlin – Council / Mayor Pro Tem

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### Greg Crosby - Council

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### Virginia Currence – Council

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### Clint Newton- Council

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### Jo Waybright - Council

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### Cheri Clark – Clerk/Tax Collector

(704) 882-8657

[cheri.clark@lakeparknc.gov](mailto:cheri.clark@lakeparknc.gov)

### Cheryl Bennett, Financial Officer

(704) 882-8657

[cheryl.bennett@lakeparknc.gov](mailto:cheryl.bennett@lakeparknc.gov)

### Deputy Ryan Tomberlin and Deputy Richard Haywood

Dial 911, Non-emergency (704) 289-1591

[officer@lakeparknc.gov](mailto:officer@lakeparknc.gov)

## 2: Homeowner Association is a Private Entity

Within any municipality, any number of neighborhoods may have home owner associations (HOAs). Private builders or developers, having a vested interest in the lasting marketability of their project, will incorporate an HOA under Chapter 55 of the NC General Statutes to ensure that buyers have the authority to maintain and preserve architectural control from the first home to the last and on into future generations. Some HOAs may also own and maintain property (common areas). The Covenants, Conditions & Restrictions (CCRs) is the builder's declaration that establishes the HOA and its geographical boundaries. Every buyer and resident assumes responsibility to comply with the CCR by nature of having built or bought a home in that neighborhood. Sellers must provide a copy of the CCRs, and the status of that lot's HOA assessed fees, to buyers at every closing on a lot or home.

**Next topic: "Representation" How qualifications and elections differ for placing representatives on a public council or on an HOA board.**

## Waste Collection Guidelines

Save your copy of Lake Park's Waste Collection Guidelines (attached to this month's Villager). The new guidelines are the most up to date requirements for resident participation in the Lake Park recycling and disposal service.

## For Your Information

### EDC News

Coming Tuesday Evening: **March 24 6:00 pm**

*Growing in Lake Park*

2009 Professional Leaders Network Workshop for

Lake Park Business, School & Church Leaders

Watch your mail for details and RSVP information

Central Academy at Lake Park is posting signs in their field and wooded areas in cooperation with the Sheriff Department.

Reports of late night trespassing have prompted this action to support deputy response and prevention of delinquent behavior on the grounds. CALP is grateful to village residents reporting suspicious after hours behavior to 911.

Click on the *Living in Lake Park* key tag icon at [www.lakeparknc.gov](http://www.lakeparknc.gov) for the 2009 directory of village businesses and for new incentives available when you show your key tag.

### Possible School Reassignment for Porter Ridge

The school board is considering moving students out of PRHS and PRMS to alleviate overcrowding. To voice your concerns about the possible reassignment of LP students, please contact Superintendent Davis or the school board.

## Crimestoppers

The Council and Deputies Tomberlin and Haywood would like to remind the residents of Lake Park about Union County Crimestoppers. Crimestoppers has a 24 hour hot line that rewards people for tips leading to the arrest and conviction of crimes. If you have information regarding any crime, you are encouraged to call 704-283-5600 (your call may also be anonymous if you prefer).

## Stormwater Fee Approved

The Council approved a flat fee of \$30 for each residence in Lake Park and \$200 for commercial properties. The EPA mandates that expenses for Stormwater Phase II cannot be paid exclusively by property taxes. Therefore, municipalities must set up an alternative revenue stream to pay for this program.

These fees will be used to ensure that Lake Park complies with the Stormwater Phase II requirements which include:

- Public Education and Outreach
- Public Participation/Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Stormwater Runoff and Control
- Post-Construction Stormwater Management
- Pollution Prevention/Good Housekeeping